



**Date:** August 20, 2003  
**To:** Inter-Regional Partnership Members  
**From:** IRP Staff  
**RE:** IRP History

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## Background

The Inter-Regional Partnership (IRP) was formed in 1998 in an effort to analyze, and respond to the imbalance of jobs and housing development between the San Francisco Bay Area and the Central Valley. Since that time, the IRP has accomplished much, and there have been many changes to the members that govern and participate in the Partnership. This report contains a history of the accomplishments of the IRP to date as the members consider the future course of the Partnership.

## Discussion

A lawsuit filed by Alameda County and the City of Livermore against the City of Tracy over the development plans for Tracy Hills led to the formation of the IRP. Since the development would occur on the border between the two counties, Alameda County and Livermore felt that Tracy Hills would result in a significant increase in the number of cars coming from the Central Valley into Alameda County. Their complaint was that the increase in vehicles traveling into, and through, the county would result in increased congestion and worsening air pollution. The City of Tracy countered that the Bay Area was not providing enough housing to accommodate the significant increase in economic development that was occurring in the region at the time. As a result, an increasing number of workers were looking for affordable housing in the Central Valley and commuting to jobs in the Bay Area. Tracy was the first city that Bay Area workers came to when they entered the Central Valley looking for housing. Tracy provided good access to the Bay Area and felt it was responding to the need for housing that Bay Area jurisdictions failed to provide for their workers.

The development of the Altamont Commuter Express (ACE) service was also a contributing factor to the formation of the IRP. The San Joaquin Regional Rail Commission initiated the development of ACE service that would serve San Joaquin, Alameda and Santa Clara County. In order for the system to work though, San Joaquin County needed to receive cooperation from agencies and jurisdictions in Alameda and Santa Clara County. Supervisor Robert Cabral (San Joaquin County) and Supervisor Scott Haggerty (Alameda County), two of the founding members of the IRP, developed a good working relationship that helped move forward the concept of the IRP.

The Inter-Regional Partnership began meeting in an attempt to resolve some of the development imbalances between the two regions by building on existing cooperation and dialogue. The following is a timeline of IRP accomplishments, along with the founding and current members of the IRP:

### May 1998

#### Inter-Regional Partnership Formed

##### Original IRP members (position titles from 1998):

Dan Bilbrey, Mayor, City of Tracy  
Nick Blom, Supervisor, Stanislaus County  
Robert Cabral, Supervisor, San Joaquin County  
Mark DeSaulnier, Supervisor, Contra Costa County

Trisha Dixon, Councilmember, City of Milpitas  
Stan Dobbs, Councilmember, City of Modesto  
Richard Dodds, Mayor, City of Patterson  
Millie Greenberg, Councilmember, Town of Danville  
Scott Haggerty, Supervisor, Alameda County  
Pete McHugh, Supervisor, Santa Clara County  
John Morrill, Mayor, City of Brentwood  
Charlotte Powers, Councilmember, City of San Jose  
Tom Reitter, Vice Mayor, City of Livermore  
Gloryanna Rhodes, Councilmember, City of Lathrop  
Bob Wasserman, Councilmember, City of Fremont

Lead Staff:

Gary Binger, Deputy Executive Director, Association of Bay Area Governments  
Andrew Chesley, Deputy Executive Director, San Joaquin Council of Governments  
Gary Dickson, Executive Director, Stanislaus Council of Governments

- October 1998      Land Use and the Jobs-Housing Mismatch (The "LOHWOT" Challenge) Report Released**
- The first working paper of the Inter-Regional Partnership. LOHWOT referred to the situation of persons "Living over here, working over there." The report provided two strategies for addressing the jobs/housing imbalance in the region.
- The first strategy identified suggestions for bringing jobs and housing closer together. The second strategy envisioned a continuance of existing land use patterns, but sought to provide for more sustainable methods of moving people throughout the region.
- January 1999      First IRP Action Plan Adopted**
- January 2000      Inter-Regional Local Government Checklist**
- The Local Government Checklist surveyed the city and county governments of the IRP region to identify local planning tools that could be used to address the jobs/housing issues in the region. The survey asked city and county governments which tools were already being used and whether they would consider implementing tools that they were not currently using.
- The survey results were published in a report in May 2000 with final updates completed in September 2000.
- July 2000      Inter-Regional Partnership State Pilot Project to Improve the Balance of Jobs and Housing Chaptered (AB 2864)**
- This piece of legislation, sponsored by then Assembly Member Tom Torlakson, established the Jobs/Housing Opportunity Zone Pilot Project program. The Pilot Project provided funding to research job/housing balance issues in the IRP region and set forth the requirements for the establishment of the Jobs/Housing Opportunity Zones. The legislation also established a grant program to provide money for projects that sought to address jobs/housing balance issues in other parts of the state. This led to the establishment of a number of IRPs throughout California.

**September 2000      Economic Development Incentives Report Released**

James R. King, of Applied Development Economics, surveyed existing State and Federal incentive programs that could be used to promote economic development in the Jobs/Housing Opportunity Zones. The incentives mentioned were available for the purpose of promoting economic growth through new business attraction as well as the retention and expansion of existing businesses.

**March 2001            Housing Incentives To Promote Inter-Regional Jobs/Housing Balance Report Released**

This report, by Richard T. LeGates, was a follow-up companion report to the economic development report that was released in March 2001. Similar to the economic development report, the housing incentives report examined a number of existing State programs that could be applied to the Jobs/Housing Opportunity Zones to support the production of housing, both affordable and market rate.

**September 2001      Request for Proposals for Inter-Regional Partnership Jobs/Housing Opportunity Zone Released**

The release of this RFP began the process of deciding where the IRP Jobs/Housing Opportunity Zones would be located. The RFP included a series of maps produced using a Geographic Information System (GIS) adapted for IRP use. These maps analyzed land use patterns, brownfield sites, hazard zones, protected habitat, jobs/housing ratios, transportation access, proximity to existing urbanized areas, and population and employment densities to provide a preview of which areas might be ideally suited for a Jobs/Housing Opportunity Zone. The GIS analysis was also part of the scoring process used to evaluate each Jobs/Housing Opportunity Zone proposal.

**July 2002              Jobs/Housing Opportunity Zone Selection Process Completed**

The selection of Jobs/Housing Opportunity Zones took place during a series of public meetings where each proposal was presented and evaluated.

Final Jobs/Housing Opportunity Zone selections:

Alameda County –	Dublin Transit Center San Lorenzo Village Union City Intermodal Station
Contra Costa County –	Antioch-Brentwood Jobs/Housing Opportunity Zone Antioch-Oakley Jobs/Housing Opportunity Zone
San Joaquin County –	Airport East (San Joaquin County) Tracy Gateway Business Park
Santa Clara County –	Milpitas Jobs/Housing Opportunity Zone
Stanislaus County –	Kansas Avenue Jobs/Housing Opportunity Zone (Modesto) Patterson Jobs/Housing Opportunity Zone

**June 2003            IRP Demographic & Employment Forecasts Released**

The Demographic & Employment Forecasts report provided from an inter-regional perspective population, residential and job growth projections for Alameda, Contra Costa, San Joaquin, Santa Clara, and Stanislaus counties for 2000-2025. The report also examined the issues of current and future jobs/housing ratios as well as projected over/under-production of housing by jurisdictions in the IRP region.

**August 2003**

**Current Inter-Regional Partnership**

Current IRP members:

Dan Bilbrey, Mayor, City of Tracy  
Mark DeSaulnier, Supervisor, Contra Costa County  
Lorraine Dietrich, Council Member, City of Livermore  
Richard Dodds, Mayor, City of Patterson  
Millie Greenberg, recently appointed Supervisor for Contra Costa County  
Jeff Grover, Supervisor, Stanislaus County  
Scott Haggerty, Supervisor, Alameda County  
Denny Jackman, Council Member, City of Modesto  
Linda J. LeZotte, Council Member, City of San Jose  
Pete McHugh, Supervisor, Santa Clara County  
Gloryanna Rhodes, Mayor, City of Lathrop  
Jack Sieglock, Supervisor, San Joaquin County  
Brian Swisher, Mayor, City of Brentwood  
Bob Wasserman, Council Member, City of Fremont

Lead Staff:

Alex Amoroso, Principal Planner, Association of Bay Area Governments  
Gary Dickson, Executive Director, Stanislaus Council of Governments  
Julia E. Greene, Executive Director, San Joaquin Council of Governments

**Requested Action**

This item is information only. There are no recommended actions.